

**APPROVED**

12-1-21  
  
MAYOR

TOWNSHIP OF FLORENCE

ORDINANCE NO. 2021-24

AN ORDINANCE ESTABLISHING A UTILITY EASEMENT THROUGH BLOCK 165.03, LOT 25 FOR THE PURPOSE OF CONNECTING BLOCK 165.03, LOT 27 TO THE MUNICIPAL SANITARY SEWER SYSTEM

WHEREAS, the Township of Florence owns certain real property within the Township of Florence and identified on the Tax Map of the Township of Florence as Block 165.03, Lot 25 hereinafter the "Township Property"]; and

WHEREAS, certain real property adjacent to the Township Property and identified on the Tax Map of the Township of Florence as Block 165.03, Lot 27 is not currently serviced by the public sanitary sewer system; and

WHEREAS, the owner of Block 165.03, Lot 27 has requested permission from the Township Council of the Township of Florence to connect Block 165.03, Lot 27 to the public sanitary sewer system and has offered to connect at no cost to the Township of Florence; and

WHEREAS, the Township Council of the Township of Florence has agreed to permit Block 165.03, Lot 27 to connect to the public sanitary sewer system and to execute the necessary easement; and

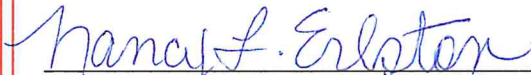
WHEREAS, a legal description of the easement has been prepared by Dante Guzzi Engineering Associates and attached to this Ordinance as Exhibit A; and

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Florence, County of Burlington, State of New Jersey that:

1. The Township of Florence hereby authorizes the creation of a utility easement through and across portions of Block 165.03, Lot 25, as more particularly described in the attached Exhibit A, connecting Block 165.03, Lot 27 to the public sanitary sewer system and further directs the Township staff to execute and record such documents as may be necessary.
2. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the

extent of any such inconsistencies.

3. Effective Date. This Ordinance shall take effect upon its final passage, adoption, and publication on the earliest date permitted by law.
4. Severability. If any section, paragraph, sentence, clause, phrase, term, provision or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or inoperative, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

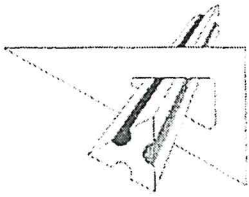


NANCY L. ERLSTON, RMC  
TOWNSHIP CLERK



BRUCE GARGANIO  
COUNCIL PRESIDENT

# Exhibit A



# Dante Guzzi Engineering Associates

CIVIL SURVEY MUNICIPAL ENVIRONMENTAL

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www.cmeusa1.com



## UTILITY EASEMENT DESCRIPTION BLOCK 165.03 LOT 25 TOWNSHIP of FLORENCE, BURLINGTON, NEW JERSEY

ALL THAT CERTAIN tract or parcel of land situate in the Borough of Florence, County of Burlington, State of New Jersey, more particularly described as follows:

**BEGINNING** at a point on the curved southerly side of Fillipponi (50 feet wide) Court, a corner to Lot 21, Block 165.03; thence

1. Along the dividing line between Lots 21 and 25, Block 165.03, South 01 degrees 57 minutes 124 seconds West a distance of 57.10 feet to a point, a corner to Lot 21, Block 165.03; thence
2. Along the dividing line between Lot 25 and Lots 21 and 27, Block 165.03, South 25 degrees 48 minutes 10 seconds East, a distance of 141.12 feet to a found concrete monument, a corner to Lot 27, Block 165.03; thence
3. Along the dividing line between Lots 25 and 27, Block 165.03, North 59 degrees 15 minutes 00 seconds West a distance of 20.00 feet to a point on the line of Lot 21, Block 165.03; thence
4. Through the lands of Lot 25, Block 165.03 and along a Stream Encroachment Line, North 25 degrees 48 minutes 10 seconds West a distance of 147.79 feet to an angle point; thence
5. Through the lands of Lot 25, Block 165.03, North 01 degrees 57 minutes 14 seconds East, a distance of 69.27 feet to a point on the curved southerly side of Fillipponi Court; thence
6. Along the southerly side of Fillipponi Court, along a curve to the left, having a radius of 80.00 feet, an arc distance of 21.33 feet to the point of Beginning.

**SUBJECT** to any restrictions of record.

**BEING** a 20 feet wide Utility Easement through the lands of Block 165.03, Lot 25 on the current Tax Maps of the Township of Florence.

Steven C. Woodrow  
Professional Land Surveyor  
NJ License No. 27514  
October 28, 2021  
Proj# M2100184.01

**TOWNSHIP OF FLORENCE  
ORDINANCE NO. 2021-24**

**AN ORDINANCE ESTABLISHING A UTILITY EASEMENT THROUGH BLOCK  
165.03, LOT 25 FOR THE PURPOSE OF CONNECTING BLOCK 165.03, LOT 27 TO  
THE MUNICIPAL SANITARY SEWER SYSTEM**

**Take Notice** that the Ordinance identified above, establishing a utility easement through Block 165.03, Lot 25 for the purpose of connecting Block 165.03, Lot 27 to the Municipal Sanitary Sewer System, has received final adoption by the Township Council and was approved by the Mayor of the Township of Florence, County of Burlington, State of New Jersey following a public hearing held on December 1, 2021 at 7:00 p.m. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

Nancy L. Erlston, RMC  
Township Clerk

Ordinance No. <u>2021-24</u>
Advertised in Burlington County Times on: <u>DECEMBER 5, 2021</u>
Effective Date: <u>DECEMBER 25, 2021</u>
<u>NEE</u> Initials